

April 27, 2010

Preliminary Site Plan: Westside Market, Block A, Lot 1 (PSP10-0001)
Owner(s): Westside Market Frisco, LLC.

DESCRIPTION:

A grocery store with accessory gas pumps, a junior anchor, three retail/restaurant buildings, five restaurants with drive-throughs and a bank on one lot on 22.3± acres on the southeast corner of F.M. 423 and Lebanon Road. Zoned Retail. Neighborhood #37. JE

REMARKS:

Access: Access is provided from F.M. 423 and Lebanon Road.
Cross access: Cross access is provided throughout the development and to the property to the east.
Parking: Parking is adequate.
Open space: Open space is adequate.
Tree Preservation: The site does not contain any protected trees.
Screening: A six foot masonry wall is proposed along the east property line adjacent to the property zoned Planned Development-202-Townhome. Supplemental landscaping is proposed along the southern property line adjacent to the Lake Lewisville flowage easement. The adjacent property is zoned multifamily. The zoning ordinance allows a substitution of supplemental landscaping in lieu of a screening wall to preserve natural features. This requires Planning & Zoning Commission approval. Staff supports this request.
Façade Plan: A preliminary façade plan has been submitted for review.

RECOMMENDATION:

Recommended for approval subject to:

1. Staff approval of the preliminary façade plan.
2. Planning & Zoning Commission approval of the supplemental landscaping.

